



# Spokane Association of REALTORS®

## 2018 MONTHLY HOME SALES REPORT

### DECEMBER

---



## SALES DOWN 7%

Closed sales of single family homes on less than one acre including condos for December 2018 total 588 compared to December 2017 when the total was 632.

---



## AVERAGE PRICE UP 4%

The average closed price for December 2018 was \$242,635 compared to December 2017 when the average price was \$233,208\*.

## MEDIAN PRICE UP 3.6%

The median closed price for December 2018 was \$222,750 compared to December 2017 when the median price was \$215,000.\*

**\*NOTE:** Does not represent home values.

---



## INVENTORY DOWN

Inventory is down 21% compared to December 2017. Current inventory, as of this report totals 798 properties which represents a 1.4 months supply.

**NOTE:** Months supply based on closed sales for December.

---



## DISTRESSED SALES DOWN

Sales of Distressed homes accounted for 2% of sales in December 2018 compared to 4.1% in December 2017.

**NOTE:** Information comes from the SAR's Monthly Activity Report which looks at single family residential/ site built properties on less than one acre and condominiums.